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TOWN OF SHARON MASSACHUSETTS

SPECIAL TOWN MEETING

Adjourned Session

TUESDAY, NOV. 9, 1982

8:00 P.M.

Meeting at High School, Pond Street

Arthur E. Collins Auditorium

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POSITION OF BOARD OF SELECTMEN CONCERNING PROPOSAL TO CONVERT SACRED HEART BUILDING TO CONDOMINIUM HOUSING

A private developer, Michelson Associates, Ltd., has proposed converting the Brothers of the Sacred Heart dormitory building located on East Foxboro Street, which was acquired by the town in 1974, to twenty-eight condominium dwelling units, of which six are tentatively proposed as one bedroom units, twenty as two bedroom units, and two as three bedroom units.

The Board of Selectmen and Planning Board have jointly retained the services of GHR Environmental, Inc. in order to assess potential environmental impacts to Lake Massapoag or municipal well No. 3 resulting from the proposed utilization of the dormitory building for condominiums. Through an agreement between the Board of Selectmen, Planning Board, and Michelson Associates, the developer has provided $2,500. toward support of this environmental assessment investigation and is further obligated to provide an additional $2,500. for a total of $5,000., conditioned upon conveyance of the property, buildings located thereon, and granting of all necessary permits by the town to Michelson Associates.

The findings of the Environmental Impact Report of the Proposed Condominium Conversion of the Sacred Heart Building prepared by GHR Environmental have reassured the Selectmen that the "conversion" will not cause any measurable degradation of the quality of either Lake Massapoag or municipal well No. 3. The GHR report also concludes that growing and eating vegetables, including root crops, from the community gardens will continue to be safe.

The Board of Selectmen supports the proposal as presented by Michelson Associates for the use of the former Brothers of the Sacred Heart as in the best interest of the town for the following reasons:

--- The conversion to condominium housing and use of the existing leaching field will not harm Lake Massapoag or municipal well No. 3 in any detectable manner.

--- Fulfillment of the terms of sale will provide $100,000. in revenue to the town.

--- Additional tax revenue is anticipated to be in the range of $60,000. to $70,000. annually.

--- Numerous studies have failed to identify a feasible municipal use for this building. The Sacred Heart Building Conversion Committee, whose charge was "to determine the most advisable utilization of the Sacred Heart Building and site in consideration of the nature of the building, the effect on the neighborhood and immediately abutting recreational facilities, the impact on the Lake Massapoag watershed and the overall needs of the town" has recommended the developer's proposal as the only viable opportunity to make productive use of this structure.

--- Sale of the building will relieve the town of insurance premiums and maintenance costs in the magnitude of $10,000. annually. Recent estimates to demolish the building have ranged from $45,000. to $70,000.

Independent fiscal analysis of the project by Phil Herr and Associates, Community and Regional Planning Consultants, undertaken for the Planning Board, indicates that "choosing to sell the property on the proposed terms.....has a value to the town of about $700,000. above the economic value of choosing to hold the site, or seven times the proposed sales price". (Sacred Heart Fiscal Analysis, Philip B. Herr and Associates, October 8, 1982, Page 3). The $700,000. "value" is calculated over twenty years as the "most probable result". Using a worst case scenario, a $400,000. gain is projected over a similar time period.

There appears to be a significant demand for condominium housing in Sharon. Realization of this proposed undertaking will serve to address in part the housing desires of a number of Sharon residents who wish to continue to reside in Sharon.

Detailed presentations by Michelson Associates, Ltd., and GHR Environmental, Inc., relative to the condominium housing conversion proposal and environmental report respectively will be made at the town meeting.

MICHAEL L. COOK, Chairman

NORMAN KATZ

COLLEEN M. TUCK

BOARD OF SELECTMEN
SHARON, MASSACHUSETTS

TOWN OF SHARON

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